

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK

Case number (if known) _____ Chapter 11☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 87 Castle Hill Court, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 27-1363603

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

38-36 Flatlands Avenue
Brooklyn, NY 11234

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

Kings
 County

Location of principal assets, if different from principal place of business

87 Castle Hill Court Southampton, NY 11968
 Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: _____

Debtor **87 Castle Hill Court, LLC**
Name

Case number (if known)

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5311**8. Under which chapter of the Bankruptcy Code is the debtor filing?** Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?** ☒ No.
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? ☐ No.
☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	Zoltan Karoly Kovacs	Relationship	Affiliate
District	Eastern District of New York	When	8/30/18
		Case number, if known	18-75875

Debtor **87 Castle Hill Court, LLC**
Name

Case number (if known) _____

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (*Check all that apply.*)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **87 Castle Hill Court, LLC**
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **February 4, 2019**

MM / DD / YYYY

X

Signature of authorized representative of debtor

Zoltan Kovacs

Printed name

Title **Operating Manager****18. Signature of attorney****X**

Signature of attorney for debtor

Date **February 4, 2019**

MM / DD / YYYY

Lawrence F. Morrison

Printed name

Morrison Tenenbaum, PLLC

Firm name

**87 Walker Street, Second Floor
New York, NY 10013**

Number, Street, City, State & ZIP Code

Contact phone **212-620-0938**Email address **info@m-t-law.com****2889590 NY**

Bar number and State

Fill in this information to identify the case:

Debtor name **87 Castle Hill Court, LLC**
 United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK**
 Case number (if known): _____

☐ Check if this is an
 amended filing

Official Form 204
Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
30 Thompson AW Hlds LLC c/o Rheem Bell & Mermelst 302 Fifth Avenue, 8th Fl New York, NY 10001		87 Castle Hill Court, Southampton, NY 11968	Disputed	\$4,360,275.00	\$3,200,000.00	\$3,160,275.00
9 Mineta AW Hldgs LLC c/o Rheem Bell & Mermelst 302 5th Avenue, 8th Fl New York, NY 10001		87 Castle Hill Court, Southampton, NY 11968	Disputed	\$1,090,225.00	\$3,200,000.00	\$1,090,225.00

B2030 (Form 2030) (12/15)

United States Bankruptcy Court
Eastern District of New York

In re 87 Castle Hill Court, LLC

Debtor(s)

Case No.

Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	<u>10,000.00</u>
Prior to the filing of this statement I have received	\$	<u>10,000.00</u>
Balance Due	\$	<u>per court order</u>

2. The source of the compensation paid to me was:

☒ Debtor ☐ Other (specify):

3. The source of compensation to be paid to me is:

☐ Debtor ☒ Other (specify): **to be approved by Order of the Court**

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

February 4, 2019

Date

Lawrence F. Morrison

Signature of Attorney

Morrison Tenenbaum, PLLC

87 Walker Street, Second Floor

New York, NY 10013

212-620-0938 Fax: 646-390-5095

info@m-t-law.com

Name of law firm

United States Bankruptcy Court
Eastern District of New York

In re 87 Castle Hill Court, LLC

Debtor(s)

Case No.

Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Zoltan Kovacs 87 Castle Hill Court Southampton, NY 11968	Membership Interest	99%	Equity
Zoltanne Kovacs 87 Castle Hill Court Southampton, NY 11968	Membership Interest	1%	Equity

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Operating Manager** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date February 4, 2019

Signature


Zoltan Kovacs

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
 18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court
Eastern District of New York**

In re 87 Castle Hill Court, LLC

Debtor(s)

Case No.
Chapter

11

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

Date: February 4, 2019



Zoltan Kovacs/Operating Manager
Signer/Title

30 Thompson AW Hlds LLC
c/o Rheem Bell & Mermelst
302 Fifth Avenue, 8th Fl
New York, NY 10001

9 Mineta AW Hldgs LLC
c/o Rheem Bell & Mermelst
302 5th Avenue, 8th Fl
New York, NY 10001

Allan B. Mendelsohn
38 New Street
Huntington, NY 11743

Gary F. Herbst
LaMonica Herbst & Manisca
3305 Jerusalem Avenue
Suite 201
Wantagh, NY 11793

Michael J. Bonneville
Kriss & Feuerstein LLP
360 Lexington Avenue
Suite 1200
New York, NY 10017

Suffolk County Comptrolle
Dept. of Finance & Taxati
330 Center Drive
Riverhead, NY 11901

Town of Southampton
Receiver of Taxes
116 Hampton Rd.
Southampton, NY 11968

Westridge Lending Fund
c/o Rodeo Capital, Inc.
11755 Wilshire Blvd. #125
Los Angeles, CA 90025

**United States Bankruptcy Court
Eastern District of New York**

In re 87 Castle Hill Court, LLC

Debtor(s)

Case No.

Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for 87 Castle Hill Court, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [*Check if applicable*]

February 4, 2019

Date

/s/ Lawrence F. Morrison**Lawrence F. Morrison**

Signature of Attorney or Litigant

Counsel for 87 Castle Hill Court, LLC**Morrison Tenenbaum, PLLC****87 Walker Street, Second Floor****New York, NY 10013****212-620-0938 Fax: 646-390-5095****info@m-t-law.com**

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK**

**STATEMENT PURSUANT TO LOCAL
BANKRUPTCY RULE 1073-2(b)**

DEBTOR(S): 87 Castle Hill Court, LLC

CASE NO.: _____

Pursuant to Local Bankruptcy Rule 1073-2(b), the debtor (*or any other petitioner*) hereby makes the following disclosure concerning Related Cases, to the petitioner's best knowledge, information and belief:

[NOTE: Cases shall be deemed "Related Cases" for purposes of E.D.N.Y. LBR 1073-1 and E.D.N.Y. LBR 1073-2 if the earlier case was pending at any time within eight years before the filing of the new petition, and the debtors in such cases: (i) are the same; (ii) are spouses or ex-spouses; (iii) are affiliates, as defined in 11 U.S.C. § 101(2); (iv) are general partners in the same partnership; (v) are a partnership and one or more of its general partners; (vi) are partnerships which share one or more common general partners; or (vii) have, or within 180 days of the commencement of either of the Related Cases had, an interest in property that was or is included in the property of another estate under 11 U.S.C. § 541(a).]

☐ NO RELATED CASE IS PENDING OR HAS BEEN PENDING AT ANY TIME.

☒ THE FOLLOWING RELATED CASE(S) IS PENDING OR HAS BEEN PENDING:

1. CASE NO.: **18-75875** JUDGE: **J. Scarcella** DISTRICT/DIVISION: **Eastern District of New York**

DEBTOR NAME: **Zoltan Karoly Kovacs**

CASE STILL PENDING (Y/N): **Y** [If closed] Date of closing: _____

CURRENT STATUS OF RELATED CASE: **awaiting discharge**
(Discharged/awaiting discharge, confirmed, dismissed, etc.)

MANNER IN WHICH CASES ARE RELATED (*Refer to NOTE above*): **Affiliate**

REAL PROPERTY LISTED IN DEBTOR'S SCHEDULE "A" ("REAL PROPERTY") WHICH WAS ALSO LISTED IN SCHEDULE "A" OF RELATED CASE: _____

2. CASE NO.: _____ JUDGE: _____ DISTRICT/DIVISION: _____

CASE STILL PENDING (Y/N): _____ [If closed] Date of closing: _____

CURRENT STATUS OF RELATED CASE: _____
(Discharged/awaiting discharge, confirmed, dismissed, etc.)

MANNER IN WHICH CASES ARE RELATED (*Refer to NOTE above*): _____

REAL PROPERTY LISTED IN DEBTOR'S SCHEDULE "A" ("REAL PROPERTY") WHICH WAS ALSO LISTED IN SCHEDULE "A" OF RELATED CASE: _____

3. CASE NO.: _____ JUDGE: _____ DISTRICT/DIVISION: _____

CASE STILL PENDING (Y/N): _____ [If closed] Date of closing: _____

(OVER)

DISCLOSURE OF RELATED CASES (cont'd)

CURRENT STATUS OF RELATED CASE: _____
 (Discharged/awaiting discharge, confirmed, dismissed, etc.)

MANNER IN WHICH CASES ARE RELATED (Refer to NOTE above): _____

REAL PROPERTY LISTED IN DEBTOR'S SCHEDULE "A" ("REAL PROPERTY") WHICH WAS ALSO LISTED IN SCHEDULE "A" OF RELATED CASE: _____

NOTE: Pursuant to 11 U.S.C. § 109(g), certain individuals who have had prior cases dismissed within the preceding 180 days may not be eligible to be debtors. Such an individual will be required to file a statement in support of his/her eligibility to file.

TO BE COMPLETED BY DEBTOR/PETITIONER'S ATTORNEY, AS APPLICABLE:

I am admitted to practice in the Eastern District of New York (Y/N): Y

CERTIFICATION (to be signed by pro se debtor/petitioner or debtor/petitioner's attorney, as applicable):

I certify under penalty of perjury that the within bankruptcy case is not related to any case now pending or pending at any time, except as indicated elsewhere on this form.



Lawrence F. Morrison
 Signature of Debtor's Attorney
Morrison Tenenbaum, PLLC
87 Walker Street, Second Floor
New York, NY 10013
212-620-0938 Fax:646-390-5095

 Signature of Pro Se Debtor/Petitioner

 Signature of Pro Se Joint Debtor/Petitioner

 Mailing Address of Debtor/Petitioner

 City, State, Zip Code

 Area Code and Telephone Number

Failure to fully and truthfully provide all information required by the E.D.N.Y. LBR 1073-2 Statement may subject the debtor or any other petitioner and their attorney to appropriate sanctions, including without limitation conversion, the appointment of a trustee or the dismissal of the case with prejudice.

NOTE: Any change in address must be reported to the Court immediately IN WRITING. Dismissal of your petition may otherwise result.

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re:

87 CASTLE HILL COURT, LLC,

Debtor.
-----X

Chapter 11

Case No. 19-_____()

CORPORATE RESOLUTION

At the meeting of the Board of Directors of 87 Castle Hill Court, LLC, a New York limited liability company (the "Company"), it was determined to be in the best interests of the Company to file for bankruptcy under Chapter 11 of the United States Bankruptcy Code and the following resolution was adopted:


Whereas, it is in the best interest of the Company to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Zoltan Kovacs, Operating Manager, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the Company; and

Be It Further Resolved, that Zoltan Kovacs, Operating Manager, is authorized and directed to appear in all bankruptcy proceedings on behalf of the Company, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the Company in connection with such bankruptcy case; and

Be It Further Resolved, that Zoltan Kovacs, Operating Manager, is authorized and directed to employ Lawrence F. Morrison, attorney and the law firm of Morrison Tenenbaum, PLLC to represent the Company in such bankruptcy case.

Dated: New York, New York
February 4, 2019

By: 
Zoltan Kovacs, Operating Manager

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X

In re:

87 CASTLE HILL COURT, LLC,

Debtor.

-----X

Chapter 11

Case No. 19-_____()

AFFIDAVIT PURSUANT TO E.D.N.Y. LOCAL BANKRUPTCY RULE 1007-4

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

I, Zoltan Kovacs, duly sworn, depose and say:

1. I am the Operating Manager of 87 Castle Hill Court, LLC (the “Debtor”), and as such I am familiar with the operations, business and financial affairs of the Debtor. I submit this affidavit in accordance with the E.D.N.Y Local Bankruptcy Rule 1007-4 in support of the voluntary petition filed by the Debtor.

2. The Debtor owns real estate located at 87 Castle Hill Court, Southampton, NY 11968 (the “Property”) which the Debtor values at approximately \$3.2 - \$3.5 million.

3. In connection with a refinance of the mortgage on the Property with Rodeo Capital Inc. and its affiliate Westridge Lending Fund, LLC (“Westridge”), the Property was transferred from the individual ownership by myself to the Debtor pursuant to a closing that occurred on or about March 22, 2018. However, the deed and mortgage were not recorded until October 11, 2016.

4. Around the time of the closing, and unbeknownst to me at that time, two creditors entered judgments against me as well as several other parties in connection with my guaranty of two promissory notes and upon two confessions of judgment that were executed on or about June 5, 2015. 30 Thompson AW Holdings LLC entered a judgment on April 8, 2016 in the amount of

\$4,360,275, and 9 Mineta AW Holdings LLC entered a judgment on June 6, 2016 in the amount of \$1,090,225.

5. On October 12, 2018, Westridge commenced a foreclosure action with respect to the Property in New York Supreme Court, Suffolk County, Index No. 619892/2018. The foreclosure action is in the early stages.

6. There are no other or prior bankruptcy cases against the Debtor and as such there has been no trustee or creditors' committee appointed in this case.

7. I have filed a personal chapter 11 case in the United States Bankruptcy Court for the Eastern District of New York on August 30, 2018, case no. 18-75875. The case has been converted to chapter 7 and Allan B. Mendelsohn is serving as the chapter 7 trustee.

8. The Debtor believes that due to timing of the recording of the mortgage, there may be a dispute between Westridge and the judgment creditors as to which entity holds the first position lien on the Property. Additionally, there are multiple other named judgment debtors on each judgment, and it is unknown what, if any, funds have been collected from other parties.

9. Through this bankruptcy case the Debtor intends to quickly sell the Property, and distribute funds to such creditors after any lien priority disputes have been resolved.

10. A copy of the Debtor's board resolution authorizing the Chapter 11 filing is being filed with the petition.

11. The Debtor is a New York limited liability company and was organized on November 10, 2009.

12. Pursuant to Rule 1007-(a)(4) of the local bankruptcy rules a list containing the names and addresses of the Debtor's twenty (20) largest unsecured creditors, excluding insiders is being filed with the petition.

13. Pursuant to Rule 1007-2(a)(5) of the local bankruptcy rules is a list containing the names and addresses of the Debtor's five (5) largest secured claims are as follows:

Westridge Lending Fund LLC
c/o Rodeo Capital, Inc.
11755 Wilshire Boulevard #1250
Los Angeles, CA 90025

30 Thompson AW Holdings LLC
c/o Rheem Bell & Mermelstein
302 Fifth Avenue, 8th Floor
New York, NY 10001

9 Mineta AW Holdings LLC
c/o Rheem Bell & Mermelstein
302 Fifth Avenue, 8th Floor
New York, NY 10001

14. Pursuant to Rule 1007-2(a)(6) of the local bankruptcy rules, the Debtor's assets primarily include the Property which is valued at \$3.2 - \$3.5 million. The Debtor's liabilities include the secured creditors plus any unpaid real estate taxes. This is an internally generated estimate of assets and liabilities and may require certain adjustments.

15. The Debtor does not have any publicly held shares, debentures, or other securities.

16. There is no property of the Debtor in the possession or custody of any public officer, receiver, trustee, pledge, assignee of rents, liquidators, secured creditors, or agents of such person.

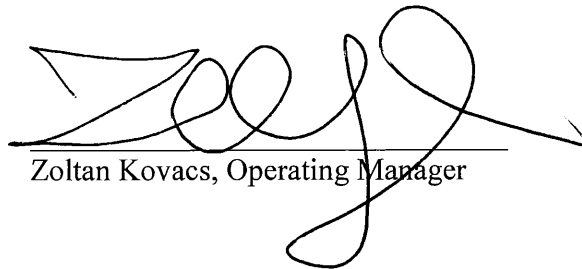
17. The Debtor's books and records are located at 38-36 Flatlands Avenue, Brooklyn, New York 11234.

18. The Debtor has no employees.

19. The Debtor's estimated monthly operating expenses are as follows:

- a. Taxes \$10,000 per year.
- b. Utilities \$300 per month.
- c. Insurance \$8,547 per year.

20. The Property is currently occupied by the Debtor's 1% member Zoltanne Kovacs who will be paying the utilities during the chapter 11 case. The insurance expense will be paid by a third party.



Zoltan Kovacs, Operating Manager

Sworn to before me this
4th day of February, 2019



NOTARY PUBLIC

BRIAN J. HUFNAGEL
Notary Public, State of New York
No. 01HU6256354
Qualified in Queens County
Commission Expires February 27, 2020